060.A	0005	0118.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,900 / 680,900
					USE VALUE:	680,900 / 680,900
					ASSESSED:	680,900 / 680,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116	-118	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #: 118

Owner 1:	OWENS JOHN
Owner 2:	OWENS BARBARA
Owner 3:	
Street 1:	118 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORRISON CHRISTOPHER JAMES & -
Owner 2:	REEDER PHILIPPA JANE -
Street 1:	116-118 LOWELL ST UNIT 118
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 2400 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	677,600	3,300		680,900
Total Card	0.000	677,600	3,300		680,900
Total Parcel	0.000	677,600	3,300		680,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.71 | /Parcel: 283.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

313432

GIS Ref

GIS Ref

Insp Date

10/16/18

!15898!

PREVIOUS ASSESSMENT

Parcel ID 060.A-0005-0118.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	667,200	3300	.		670,500	670,500	Year End Roll	12/18/2019
2019	102	FV	590,700	3300	.		594,000	594,000	Year End Roll	1/3/2019
2018	102	FV	661,900	3300	.		665,200	665,200	Year End Roll	12/20/2017
2017	102	FV	602,700	3300	.		606,000	606,000	Year End Roll	1/3/2017
2016	102	FV	596,700	3300	.		600,000	600,000	Year End	1/4/2016
2015	102	FV	505,400	3300	.		508,700	508,700	Year End Roll	12/11/2014
2014	102	FV	459,600	3300	.		462,900	462,900	Year End Roll	12/16/2013
2013	102	FV	459,600	3300	.		462,900	462,900		12/13/2012

PRINT

Date	Time
12/11/20	05:34:05

LAST REV

Date	Time
10/11/19	11:45:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON CHRIST	70380-285		12/14/2017		600,000	No	No		
116-118 LOWELL	57124-334		7/12/2011		499,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2016	1308	Manual	11,752					repair stairs/ball

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
10/16/2018	Measured	DGM	D Mann
2/5/2018	SQ Returned	MM	Mary M
1/2/2014	Info Fm Plan	BR	B Rossignol
2/1/2012	NEW CONDO	BR	B Rossignol
10/11/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8256																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	65.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.08749998
Const Adj.:	0.98000199
Adj $ / SQ:	314.397
Other Features:	77842
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	832395
Depreciation:	154825
Depreciated Total:	677569

COMMENTS

GLA=2400.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	314.40
Special Features:	0	Val/Su Net:	282.33
Final Total:	677600	Val/Su SzAd	282.33

SKETCH

UnSketched SubAreas:
GLA: 2400,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,400	314.400	754,553

Net Sketched Area:	2,400		Total:	754,552	
Size Ad	2400	Gross Are	2400	FinArea	2400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.A-0005-0118.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1928	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300